

PROPERTY REPORT

106 Shootney Aly, Winnsboro, SC 29180



Presented by

Amy L Martin | REALTOR®

Georgia Real Estate License: 341898

Georgia Appraisal License: 341898

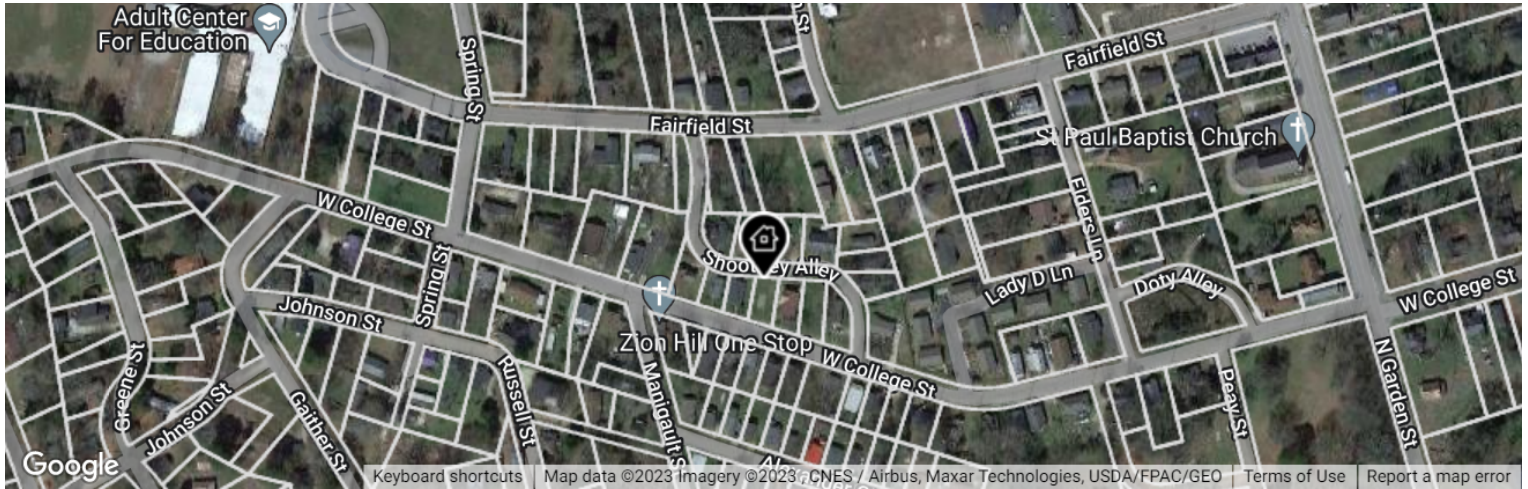
Work: (404) 734-3606

Main: amymartin.auction@bhhsgeorgia.com

Broker: <https://sellerchoice.bhhsgeorgia.com/>

Berkshire Hathaway HomeServices Georgia Properties

106 Shootney Aly, Winnsboro, SC 29180



Legend:  Subject Property

 Off Market • Sold Date: 4/6/2018, Public Record

Current Estimated Value

\$113,000

Last AVM Update: 4/12/2023

AVM Est. Range: \$84.8K – \$141K

AVM Confidence: ★★☆☆☆

➔ AVM Change - Last 1 Month: –

⬆️ AVM Change - Last 12 Months: 82.25%

This market analysis may not be used for the purpose of obtaining financing in a federally related transaction.

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated price of a property is an appraisal of the property. Any pricing shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's price. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report. A formal appraisal should be conducted to establish the current market value of this property.

Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family	-	-
Property Subtype	Single Family Residential	-	-
Bedrooms	-	-	-
Total Baths	-	-	-
Full Baths	-	-	-
Partial Baths	-	-	-
Living Area (sq ft)	625	-	-
Building Area (sq ft)	625	-	-
Lot Size	1 acre	-	-
Lot Dimensions	1.000 AC	-	-
Garage (spaces)	0	-	-
Roofing	Metal	-	-
Heating	Floor/Wall	-	-
Exterior Walls	Siding (Alum/Vinyl)	-	-
Number of Units	0	-	-
Number of Stories	1	-	-

Extended Home Facts



Legend:  Subject Property

Location Details

Zoning R3

Schools (based on location)

Middle School	Fairfield Middle School
High School	Fairfield Central High School
School District	Fairfield 01 School District

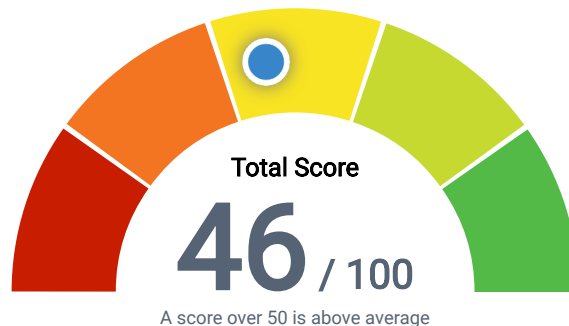
AARP Livability™ Index for 29180

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: [AARP](#)

Update Frequency: Annual

● 0-19 ● 20-39 ● 40-59 ● 60-79 ● 80-100



Housing	61
Affordability & Access	
Neighborhood	31
Access to Life, Work & Play	
Transportation	42
Safe & Convenient Options	
Environment	63
Clean Air & Water	
Health	26
Prevention, Access & Quality	
Engagement	63
Civic & Social Involvement	
Opportunity	39
Inclusion & Possibilities	

Comps and Adjustments



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

This Property



Closed

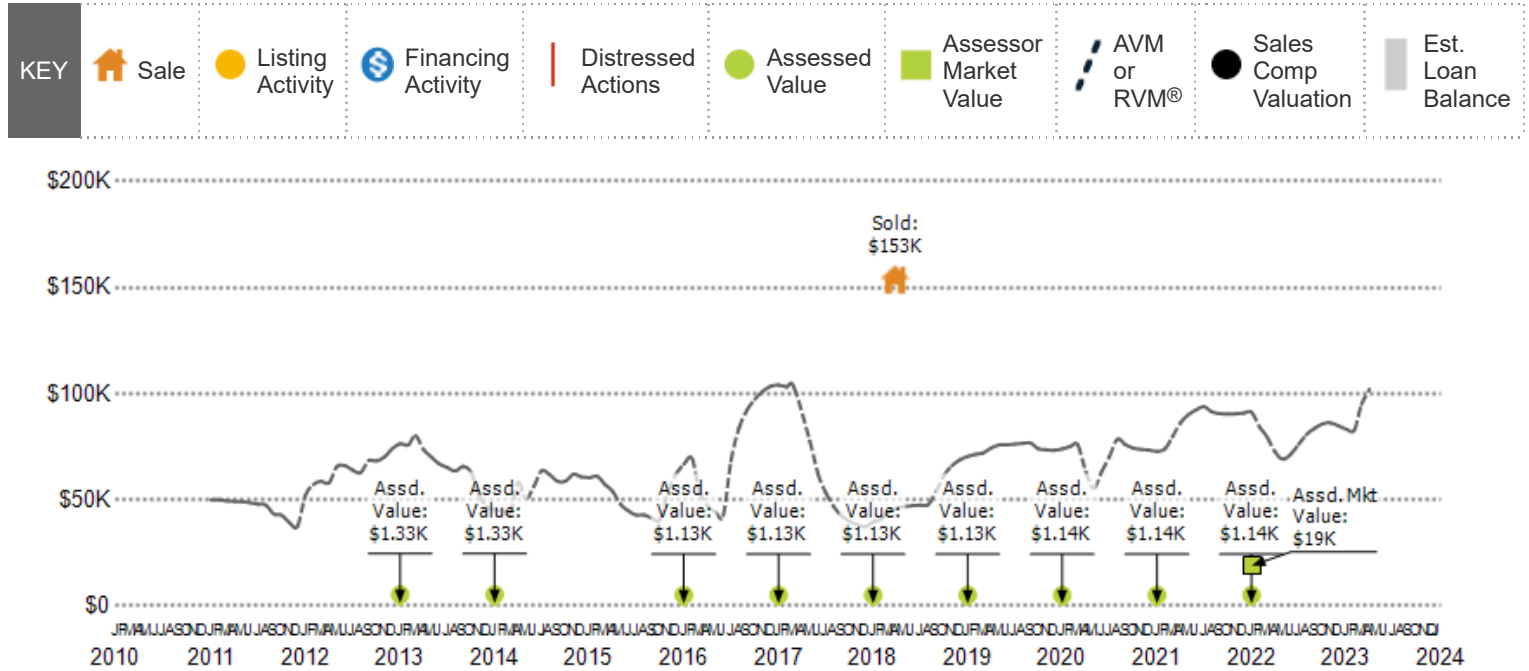
106 Shootney Aly
Winnsboro, SC 29180

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
—	—	—	—	\$181	625 sq ft	1 acre	—	—	—

No comps have been selected for this property.

Sales and Financing Activity

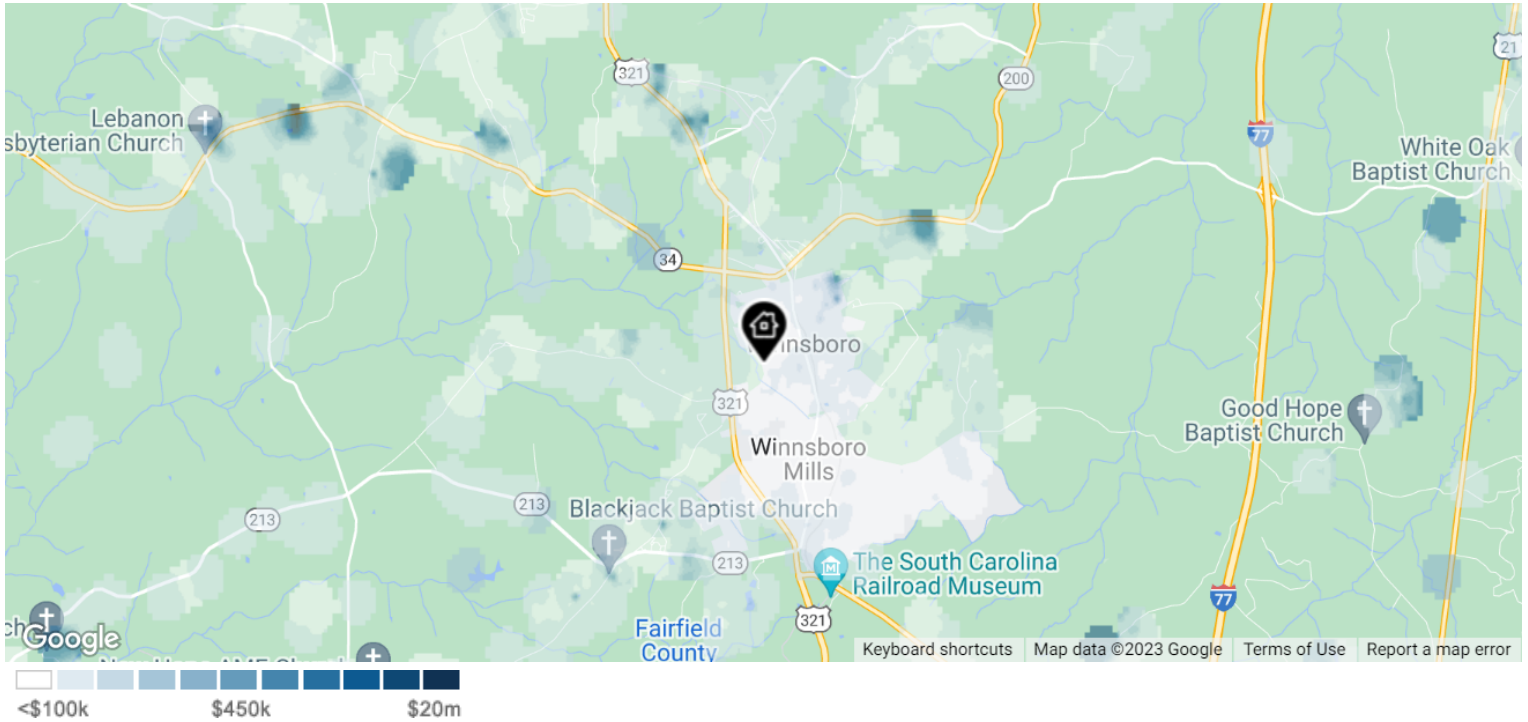
This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public Record and Listing data

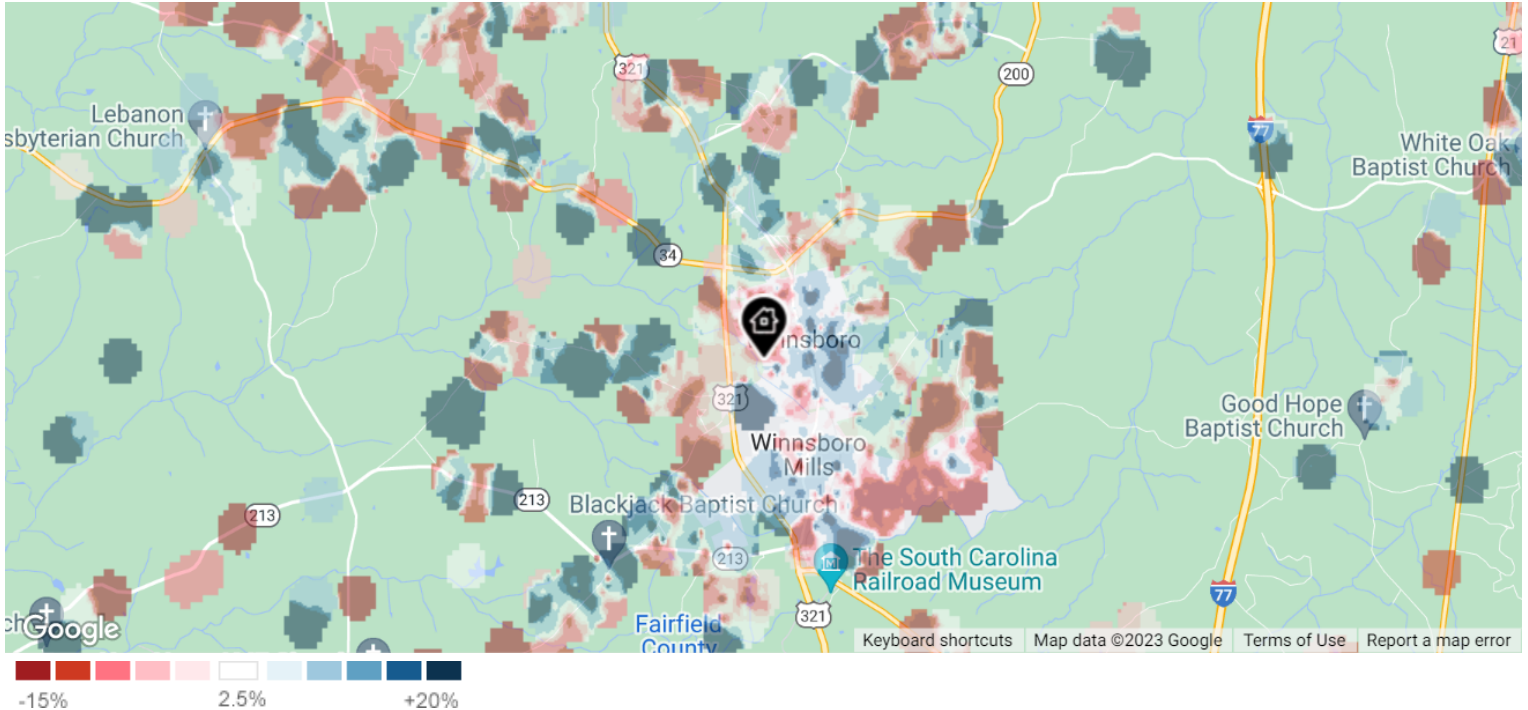
Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Estimated Home Values



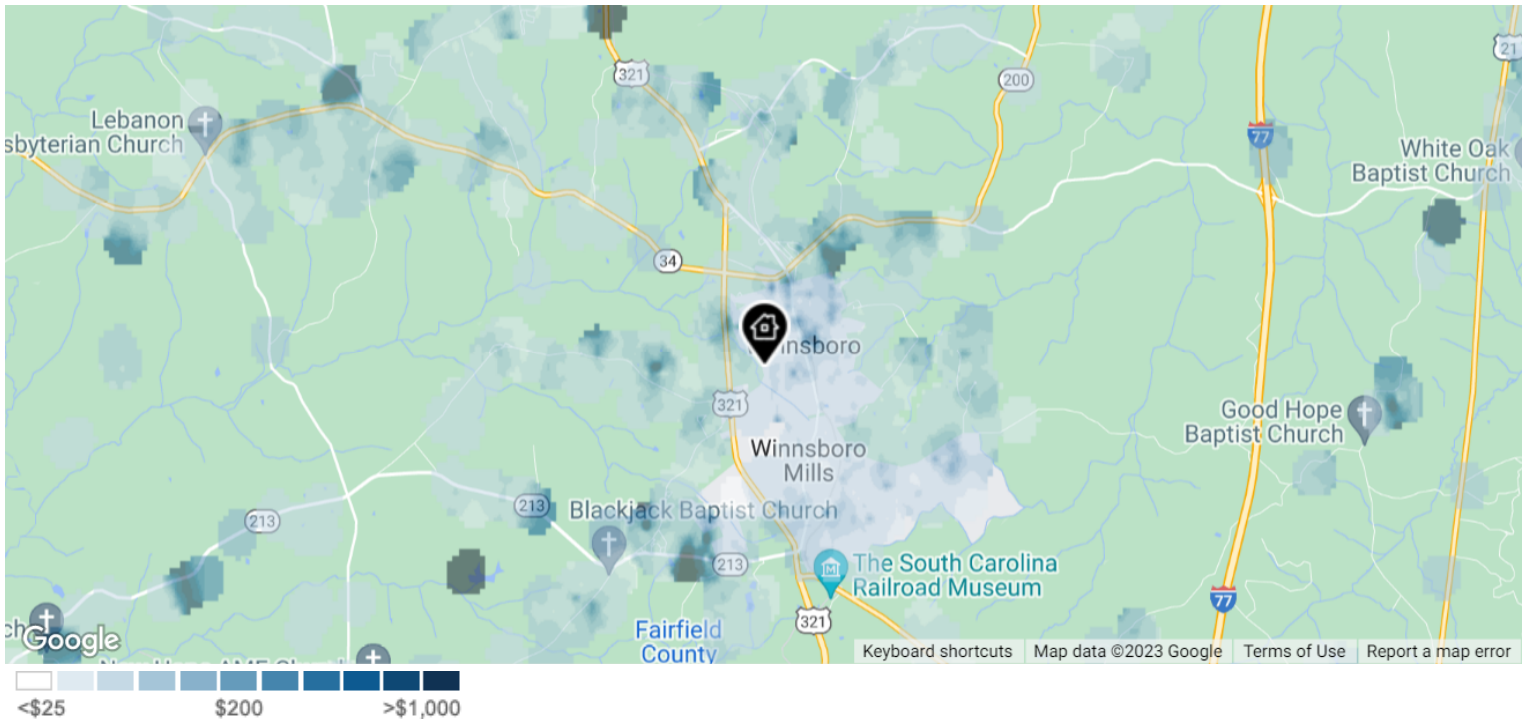
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area.

12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area.

Estimated Value per Square Foot

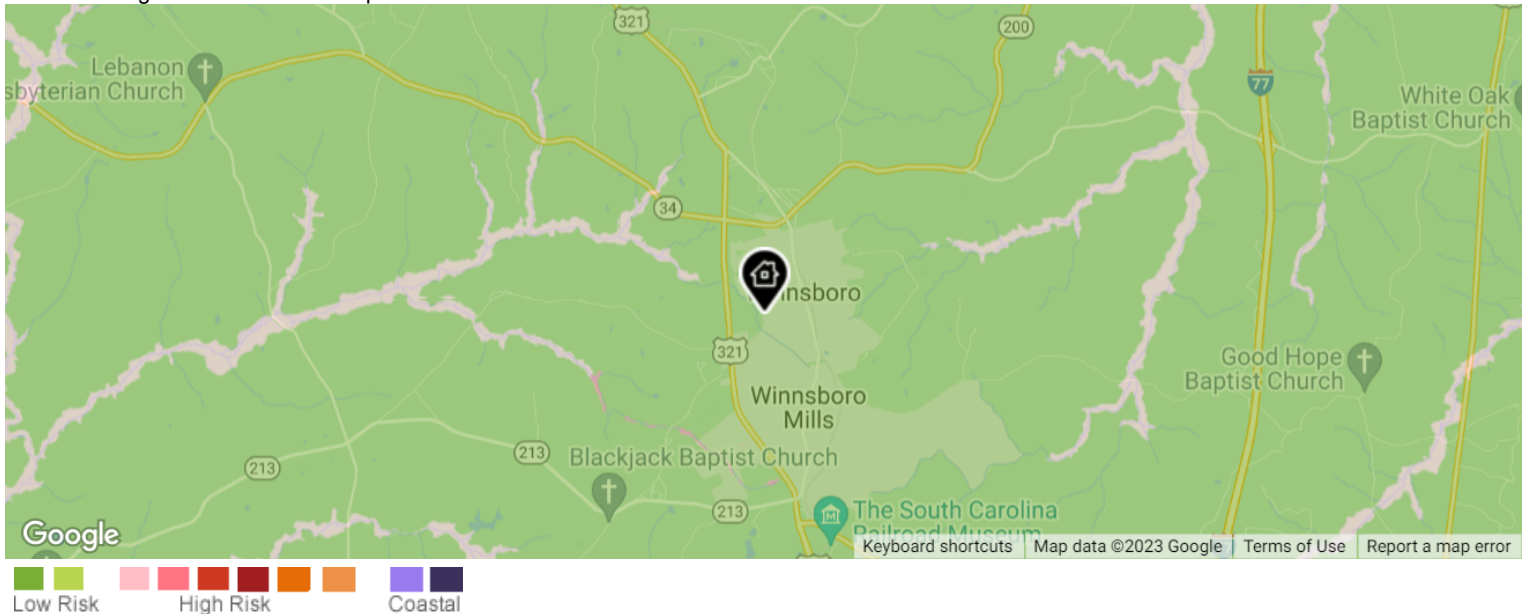


This map layer shows average estimated value per square foot of homes, based on the AVMs and RVMs® for properties in an area.

Flood Zone

This property is in Flood Zone: X (unshaded), Low Risk

Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.



This map layer shows an area's flood zone designation as determined by the Federal Emergency Management Agency (FEMA). A high-risk area has a 1 percent or greater annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. High-risk areas are red or orange. The coast areas, shown in purple, are also considered high risk. Green areas are low to moderate risk. A moderate-risk area is between risk limits of a 100-year and 500-year flood. White areas are undetermined, and all other areas are considered no or low risk. For more details on the categories of flood risk, see <https://blog.narrpr.com/support/what-is-the-flood-zone-heat-map/>.

Neighborhood: Housing Stats and Charts

	29180	Fairfield County	South Carolina	USA
Median Estimated Home Value	\$147K	\$177K	\$320K	\$343K
Estimated Home Value 12-Month Change	+15.5%	+7.1%	+10.1%	+6.4%
Median List Price	\$325K	\$445K	\$335K	—
List Price 1-Month Change	+20.1%	+32.6%	+2.3%	—
List Price 12-Month Change	-17.7%	+6.5%	+3%	—
Median Home Age	3	3	29	42
Own	69%	75%	70%	65%
Rent	31%	25%	30%	35%
\$ Value of All Buildings for which Permits Were Issued	—	\$13.7M	\$9.51B	\$307B
% Change in Permits for All Buildings	—	+44%	+17%	+13%
% Change in \$ Value for All Buildings	—	+23%	+19%	+10%

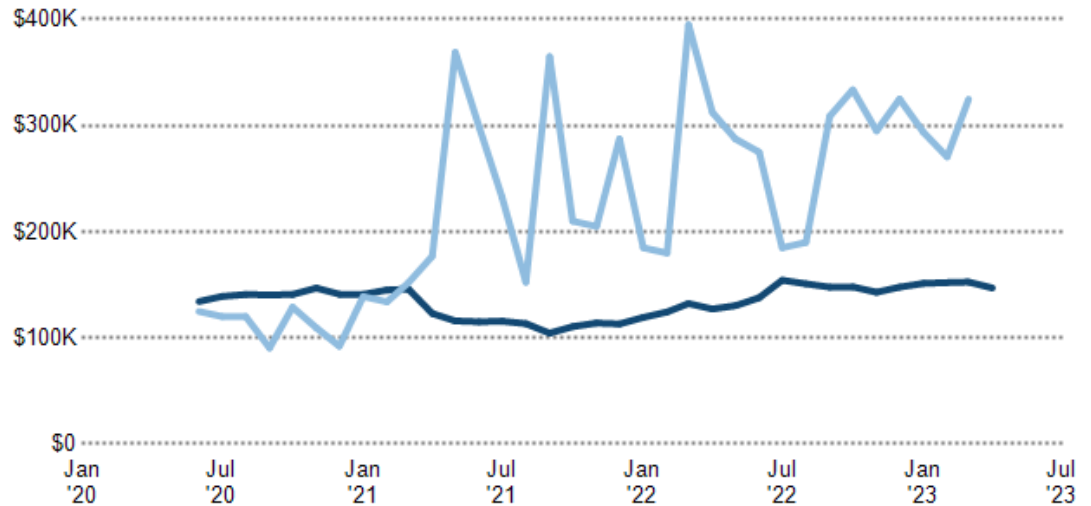
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with the median listing price of Active listings. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median Estimated Value
■ Median List Price



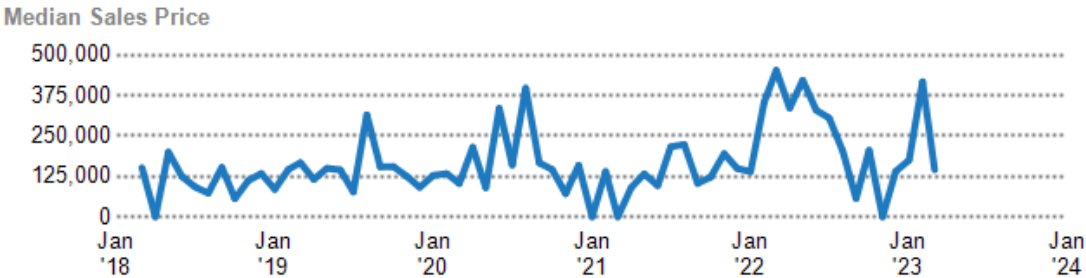
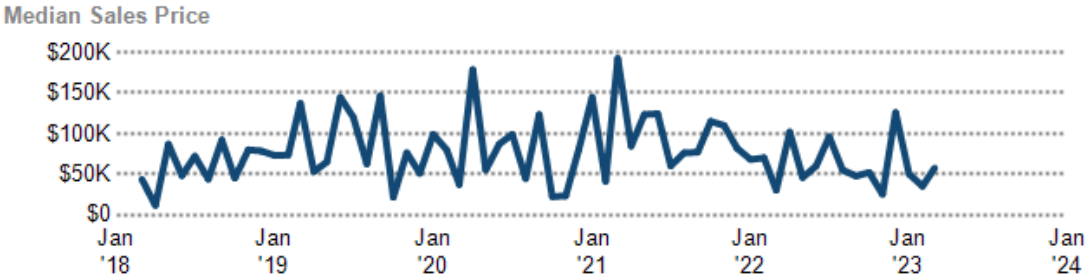
Median Sales Price vs. Sales Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings



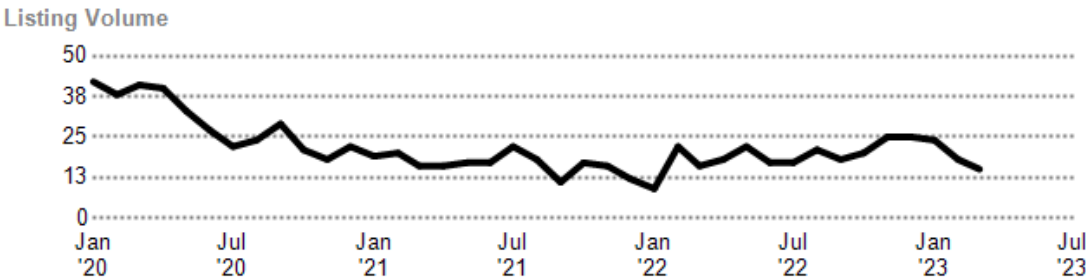
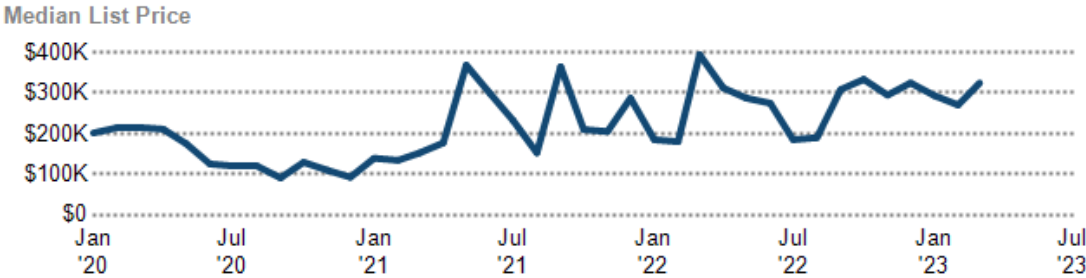
Median Listing Price vs. Listing Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median List Price
- Listing Volume



Listing Inventory

This chart shows the number of For Sale listings in a ZIP code by Property Type.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by PropertyType



Inventory of Distressed Listings



This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: MLS data where licensed

Update Frequency: Daily



Median Sales Price by Square Footage



This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly



Price per Square Foot of Comps Sold



This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily



Price Range of Comps Sold



This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data
Update Frequency: Daily

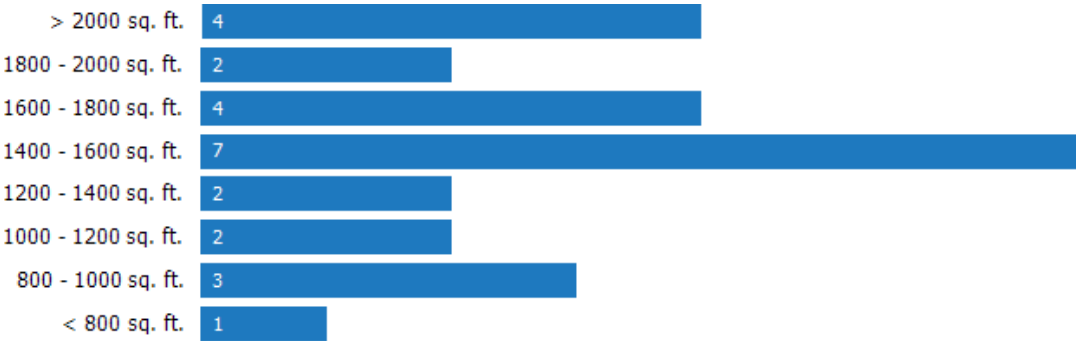
This Property

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data
Update Frequency: Daily

Sales Count By Living Area



Neighborhood: People Stats and Charts

	29180	Fairfield County	South Carolina	USA
Population	12.2K	21.2K	5.08M	330M
Population Density per Sq Mi	49.2	30.9	169	—
Population Change since 2010	-14.7%	-14.7%	+13.6%	+8.7%
Median Age	43	47	40	38
Male / Female Ratio	47%	48%	49%	50%

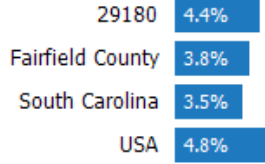
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

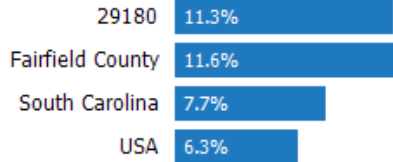
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Less Than 9th Grade



9-12th Grade/No Diploma



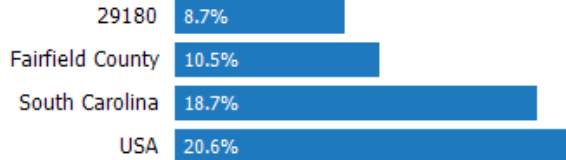
High School Graduate



Associate Degree



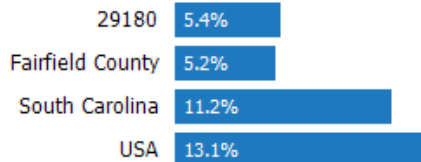
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

29180



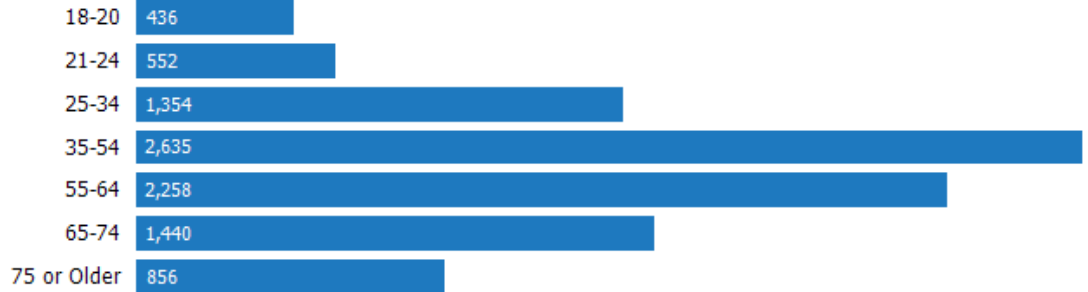
Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

29180



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

29180



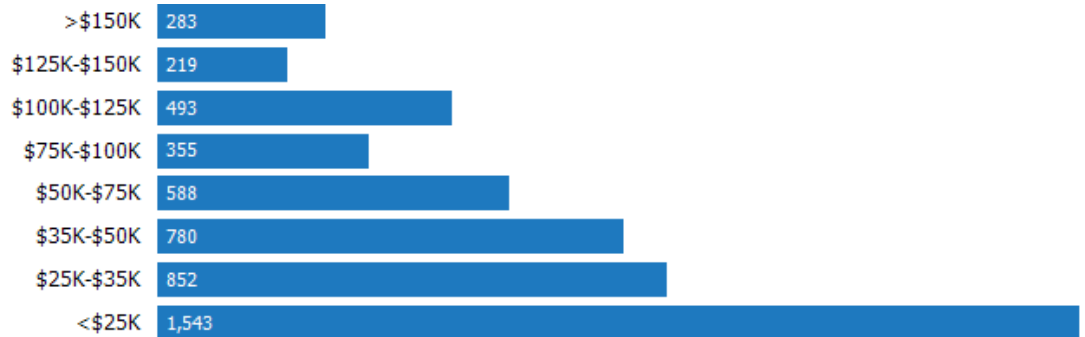
Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

29180



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



Fairfield County

Neighborhood: Economic Stats and Charts

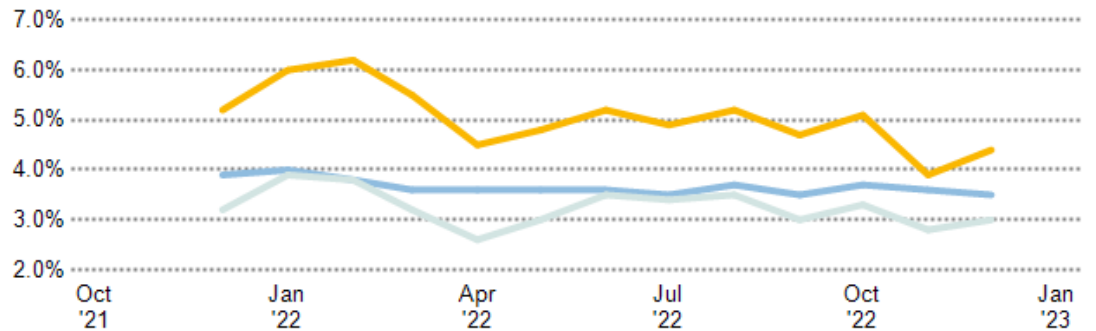
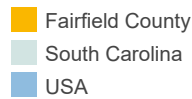
	29180	Fairfield County	South Carolina	USA
Income Per Capita	\$23,431	\$27,478	\$32,823	\$37,638
Median Household Income	\$38,106	\$41,755	\$58,234	\$69,021
Unemployment Rate	—	4.4%	3%	3.5%
Unemployment Number	—	395	70.5K	—
Employment Number	—	8.59K	2.29M	—
Labor Force Number	—	8.99K	2.36M	—

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

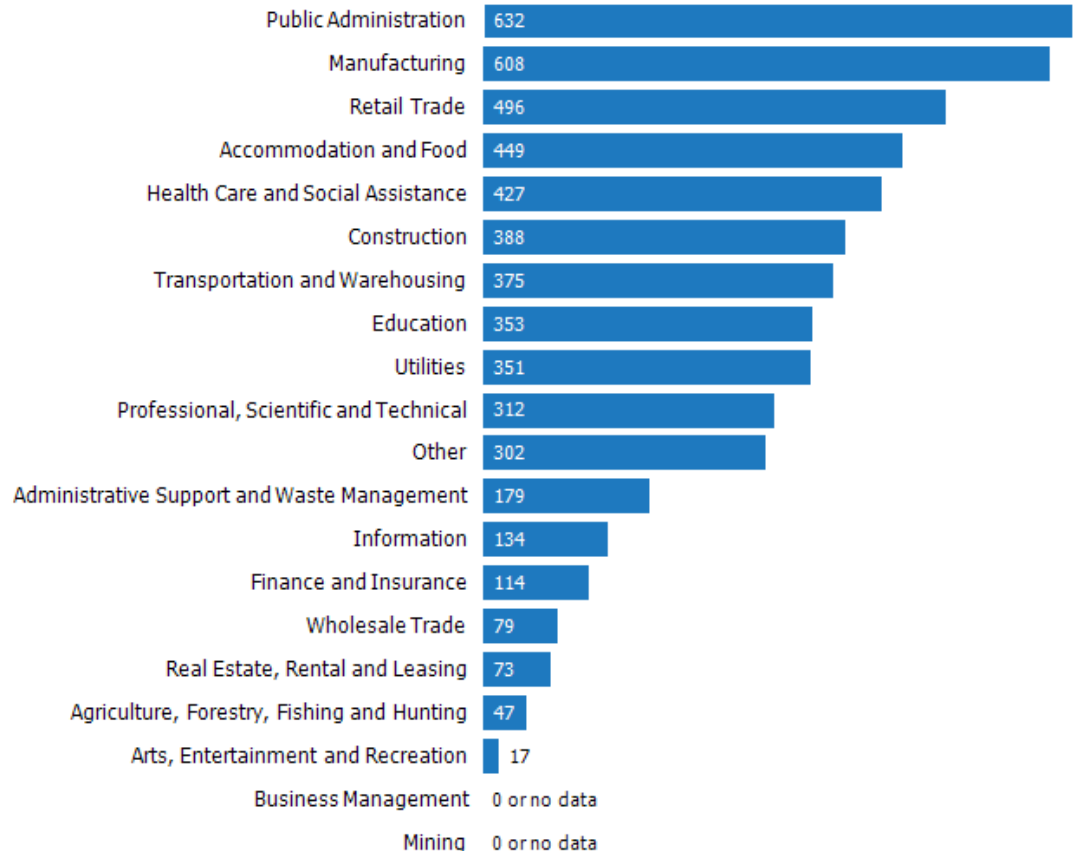


Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually



School: Fairfield Middle School

School Details

Name
Fairfield Middle School

Level
Middle

Type
Public

Grades Served
7-8

School District
Fairfield County School District

Address
728 Us Highway 321
Bypass South,
Winnsboro, SC 29180

Phone
(803) 635-4270

School Facts

Fairfield Middle School

–

Overall Grade

C

C+

Total Enrollment

348

2,414

Students per Teacher

9.0:1

9.0:1

Students in Free Lunch Program

100%

100%

Academic Grade

C

C

Average GPA

–

3.39 (out of 770 responses)

Math Proficiency

17%

36%

Reading Proficiency

25%

34%

Gifted Students

28%

–

AP Enrollments

–

–

Graduation Rate

–

81%

Average ACT Score

–

20 (out of 105 responses)

Average SAT Score

–

1,040 (out of 88 responses)

Teacher Grade

B

B

Average Teacher Salary

\$57,293

\$58,748

Teachers in 1st or 2nd Year

13%

17%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

School: Fairfield Central High School

School Details

Name
Fairfield Central High School

Level
High

Type
Public

Grades Served
9-12

School District
Fairfield County School District

Address
836 Us Highway 321
Bypass South,
Winnsboro, SC 29180

Phone
(803) 635-1441

School Facts

Fairfield Central High School

—

Overall Grade

C

C+

Total Enrollment

719

2,414

Students per Teacher

12.0:1

9.0:1

Students in Free Lunch Program

100%

100%

Academic Grade

C

C

Average GPA

3.39 (out of 767 responses)

3.39 (out of 770 responses)

Math Proficiency

47%

36%

Reading Proficiency

57%

34%

Gifted Students

23%

—

AP Enrollments

—

—

Graduation Rate

82%

81%

Average ACT Score

20 (out of 105 responses)

20 (out of 105 responses)

Average SAT Score

1,040 (out of 88 responses)

1,040 (out of 88 responses)

Teacher Grade

B

B

Average Teacher Salary

\$57,293

\$58,748

Teachers in 1st or 2nd Year

5%

17%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche Update Frequency: Quarterly

Community Reviews for this School

Posted: 6/3/2022 by Junior

I love how the adults care about and treat and the students with respect. Something I would love to see is more outdoor activities to get kids outside.

Posted: 1/23/2022 by Freshman

The school has many good opportunities to earn college credits -and even an associate's degree- while you are still in high school for free. The program I'm currently taking, the STEM program will allow me to graduate with an associate's degree in science. In addition, there are many extracurricular opportunities, and organization leaders are very flexible.

Posted: 1/17/2022 by Senior

It's a less than standard high school in the opinion compared to another high-school I went to. The education is what feels like a level lower than it should be and there aren't too many opportunities for students who want to go for less conventional classes for example, there's a lack of digital art related classes. The overall environment is a bit poor and you can tell that there hasn't been much change to the school for the past few decades. There's also a higher than wanted amount of bugs like roaches and spiders.

Posted: 8/25/2020 by Junior

Fairfield Central is an extraordinary school. We have all the normal challenges and experiences of any regular High School and more! I'm involved in 6 different clubs and I've had fun and exciting experiences with all of them. Above all else, Fairfield Central is informative. Sure, they hold the traditional Honors, Advanced Placement, College Prep, and Dual Credit classes, but our teachers make sure we actually learn. In most cases, our teachers will make us critically think and apply our knowledge to real-life situations so that we can become successful and aware people. My school, Fairfield Central may be set in a small rural town, but they make this place seem huge.

Posted: 8/6/2020 by Alum

My experience at Fairfield was great! From freshman year to senior year I felt like it was my home away from home. The classes, the teachers, the sports, the support has always been something I loved about FCHS. They never leave a child behind. They take education and safety very serious and that's something that I also loved there. Being a well involved student and being in many groups/organizations and being a cheerleader they always made education first! The only thing I would say change is the food options, we have good decisions but some things should be changed about the food.

Prosperity Home Mortgage, LLC



Contact:
**Lanny Arrington, Regional Mortgage
Manager**

lanny.arrington@phmloans.com

Mobile: (678) 859-1978
Fax: (844) 886-1699

NMLS 154508
3775 Roswell Road
Suite 200
Marietta, GA 30062

<https://lannyarrington.phmloans.com>

NOTE: This communication is provided to you for informational purposes only and should not be relied upon by you. The real estate firm identified on this report is not a mortgage lender and so you should contact the mortgage company identified above directly to learn more about its mortgage products and your eligibility for such products.

Weissman, Attorneys At Law



Contact:
Tonia Sellers, Managing Partner

tonia@weissman.law

Office: (404) 926-4511
Fax: (404) 926-4711

One Alliance Center
3500 Lenox Rd, 4th Floor
Atlanta, GA 30326

<https://www.weissman.law>

HSA Home Warranty



Contact:
Sarah Border, Regional Sales Director

sarah.border@onlinehsa.net

Mobile: (901) 208-3710

<https://www.onlinehsa.com>